

Wells Fargo Bank, N.A. successor by merger to Wells Fargo
Home Mortgage, Inc.

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 11-CV-03131

Nathan D. Guerra and Lindsay E. Guerra
Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 21, 2011 in the amount of \$170,532.83 the Sheriff will sell the described premises at public auction as follows:

TIME: August 27, 2012 at 9:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: All that part of Lot 12 of Assessor's Plat No. 2, being a part of the Southwest ¼ of the Southeast ¼ of Section 32, Township 8 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin, described as follows: Commencing at a point in the highway known as Concord Road at the Southeast corner of land deeded to Elon Munger by George Stephens and wife, said deed being recorded in the Register of Deeds office for Waukesha County, in Volume 39 of Deeds on Page 199; thence North in center of highway North 41 1/3° East, 36 feet; thence North 48 2/3° West at right angles with said highway, 180 feet; thence South 41 1/3° West parallel with said highway, 36 feet; thence South 48 2/3° East at right angles with said highway, 180 feet to the place of beginning. The same being a strip of land 36 feet wide on the highway and extending back 180 feet out of the Southeast corner of land as described in said deed to Elon Munger. Also all that part of Lot 12 of Assessor's Plat No. 2, being a part of the Southwest ¼ of the Southeast ¼ of Section 32, Township 8 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin, described as follows: Commencing at the South ¼ post of Section 32, Township 8 North, Range 17 East; thence North 41 1/3° East along the center of Concord Road, 761.64 feet to a point; thence North 48 2/3° West at right angles with said highway, 180 feet to a point which point is the point of commencement of the land herein described; thence continuing North 48 2/3° West, 130.2 feet; thence North 41 1/3° East, 36 feet; thence South 48 2/3° East, 130.2 feet; thence South 41 1/3° West, 36 feet to the place of beginning. Also all of Lot 13 of Assessor's Plat No. 2, being a part of the Southwest ¼ of the Southeast ¼ of Section 32, Township 8 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin.

PROPERTY ADDRESS: 230 S Concord Rd Oconomowoc, WI 53066-3503

DATED: June 19, 2012

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404
Please go to www.gray-law.com to obtain the bid for this sale.

Daniel J. Trawicki

Dan Trawicki
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

RECEIVED
JUN 21 AM 10:46
SHERIFF
WISCONSIN
JUN 21 AM 10:46